

EGREMONT PLANNING BOARD

Minutes: Monday August 1, 2016

The meeting opened at 7:03 PM

Present: Helen Krancer, Greg Cherin, Lucinda Vermeulen, Mark Holmes.

Also: Peter Fasano, Lance Vermeulen, Peter Nikitas, Bill Wood.

The Chair read the following: *The official record of this meeting is being kept via written minutes. The Planning Board is not recording this meeting. Anyone wishing to record this meeting must inform the Chair prior to the meeting.* No one so stated.

Form A's:

Peter Nikitas of Foresight Land Services presented a Form A plan for Richard and Grace Rose of 38 Rowe Road. The proposed plan divides their property into Lot 1 (3.84 acres) and Lot 2 (1.79 acres). Lot 2 has its frontage on Tremont Drive, a private subdivision road. Holmes recalled that the Board received a letter from attorney Edward McCormick in 2015, representing property owners on Tremont Drive, who were objecting to a proposed further subdivision of Tremont Drive, after percolation tests had apparently been done on the Rose property. The Board will research the issue and made a plan to do a site visit at the proposed Lot 2 on Tremont Drive on Tuesday August 9 at 4 PM.

Citizen's Time:

Peter Fasano asked the board to approve the Common Driveway construction, which has been completed except for the apron at Baldwin Hill Road South. He explained that he would like to close on the sale of the property that is served by the common driveway, and cannot do that until the approval is signed by the board. He was reluctant to complete the asphalt apron until all the heavy equipment traffic on the driveway is complete, so it doesn't get damaged. Fasano gave the board a check for \$2,000.00 as a security deposit to be held in escrow by the board until September 15, 2016, or when the apron is completed as per Town requirements. The board signed the statement, as revised by Krancer, and Fasano took a photo of the signed document for the record, as the copy machine in the Town Hall was not working. Fasano will forward the photos of the signed Common Driveway Approval, the letter of approval from the Egremont Fire Dept., the signed Permit for Access to Public Way signed by the Board of Selectmen, and the signed Application for Common Driveway signed by the Planning Board on 7/13/2016. The requirements for the width, depth and culvert size were noted on the plan and also on the Permit for Access to Public Way (16' width of apron, 4'-6' depth of apron, and 15" culvert.

Mail

Town of Great Barrington Board of Selectmen Notice of Public Hearing, Monday August 8, 2016, for Hapman Holdings LLC, 420 Stockbridge Road #7, for special permit to work on floodplain to construct ground mounted solar photovoltaic array.

Town of Great Barrington Board of Selectmen Notice of Public Hearing, Monday August 22, 2016 for Diamond Family LLC, Jeffrey A. Diamond Manager, for special permit to legalize the existing nonconforming multi-family residence at 59-61 Taconic Avenue.

Town of Mt. Washington Notice of Public Hearing to be held on August 18, 2016 for proposed amendments to the Mt. Washington Zoning Bylaws.

Letter from Walters Kluwer offering Handbook for Massachusetts Land Use and Planning Law. The Board agreed to buy the book. Treasurer Vermeulen will order the volume.

Minutes:

Minutes of July 13 were not available to be reviewed.

Minutes of the Public Information Meeting of June 11, 2016 will be reviewed at the next meeting, which will be August 15, 2016.

New business:

A 5-drawer file cabinet needs to be replaced as the top drawer is broken and evidently cannot be closed or locked. Vermeulen will research different models and report back to the board on August 15.

Village and Rural Districts:

Krancer reported that Marj Wexler had expressed her opinion to Krancer that the Planning Board should delete Articles 2-4 from the proposed Zoning Bylaw changes, and concentrate on Article 1 for passage at the Special Town Meeting, which has been tentatively scheduled for November 14, 2016. Wexler felt, according to Krancer, that the board possibly did not have a clear enough understanding of the bylaw to make the changes fully understandable to the residents.

There was some discussion about the appropriate language for the maximum building footprint for the proposed Rural District. There were some opinions expressed at the Public Hearing on July 20 that there should be no size limit for building footprints in the Rural District, specifically because the owners of Catamount Ski Area have expressed concern that they cannot build a larger ski lodge if the proposed bylaw changes are passed with a smaller building footprint included in the language.

Richard Allen submitted his "Comments for the Record", dated July 31, 2016, copies of which were delivered to the Planning Board mailbox at Town Hall. The gist of the comments was that the Planning Board has not done a good job of clarifying the reasons for proposing zoning changes for the village districts, and that there are many technical mistakes in the wording of the proposed bylaw changes.

There was also discussion among the board members about whether the general concept of village and rural districts is looked at favorably or unfavorably by the general population, and whether a questionnaire would be useful in gathering opinions and feedback from residents.

The meeting was adjourned at 9:33 PM

Respectfully submitted,

Mark Holmes, Clerk